

FINAL PLAT OF PRIB SUBDIVISION

PREPARED BY: CARL H. ROGERS, JR. PHONE: (712) 366-9009
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

PROPRIETOR'S DEDICATION AND STATEMENT

ALBERT F. PRIBRAMSKY, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 1, LOT 2, LOT 3 AND LOT 4, AND TO BE KNOWN AS PRIB SUBDIVISION.

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

- A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.**
- B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.**
- C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED A RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.**

IN WITNESS THEREOF I DO HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2016.

OWNER: ALBERT F. PRIBRAMSKY

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED ALBERT F. PRIBRAMSKY, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY

CITY CLERK: MARCIA L. WORDEN DATE

COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA.

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN PRIB SUBDIVISION, IS FREE FROM CERTIFY TAXES AND CERTIFY SPECIAL ASSESSMENTS.

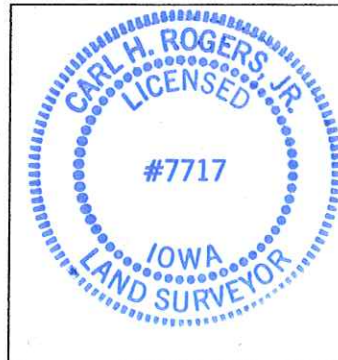
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

LEGAL DESCRIPTION:

PART OF LOT 1, AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0°10'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°43'00" EAST, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 553.22 FEET TO A POINT THAT IS 102.00 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0°13'27" WEST A DISTANCE OF 386.17 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF LONGVIEW LOOP, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4034.45 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LONGVIEW LOOP AND ALONG A PORTION OF SAID CURVE, AN ARC LENGTH OF 255.14 FEET AND WITH A CHORD BEARING AND DISTANCE OF SOUTH 78°22'27" WEST, 255.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°11'05" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LONGVIEW LOOP, A DISTANCE OF 122.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 899.27 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LONGVIEW LOOP AND ALONG A PORTION OF SAID CURVE, AN ARC LENGTH OF 190.42 FEET AND WITH A CHORD BEARING AND DISTANCE OF SOUTH 74°07'08" WEST, 190.06 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 0°10'00" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 498.02 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.546 ACRES, MORE OR LESS.

NOTE: THE WEST LINE OF SAID LOT 1 IS ASSUMED TO BEAR NORTH 0°10'00" EAST FOR THIS DESCRIPTION.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Carl H. Rogers, Jr. JANUARY 22, 2016
CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2 & SHEET 2 OF 2

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| <h1 style="text-align: center;">ROGERS SURVEYING</h1> <p style="text-align: center;">1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA</p> | | |
| DATE: 1-22-2016 | PHONE: (712) 366-9009 | DRAWN BY: J.A.T. REVISED |
| TITLE: FINAL PLAT OF PRIB SUBDIVISION | | |
| CLIENT: ALBERT F. PRIBRAMSKY P. O. BOX 241954 OMAHA, NEBRASKA 68124 | | SHEET 1 OF 2 |

NOTE: THIS DOCUMENT HAS BEEN REDUCED.

CASES# SUB-16-003 & ZC-16-005 ATTACHMENT A

FINAL PLAT OF PRIB SUBDIVISION

LEGEND:

- - SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- - FOUND 5/8" REBAR WITH CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- - FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #13373
- △ - CALCULATED POINT
- (S) - SURVEYED AS
- (R) - RECORDED AS

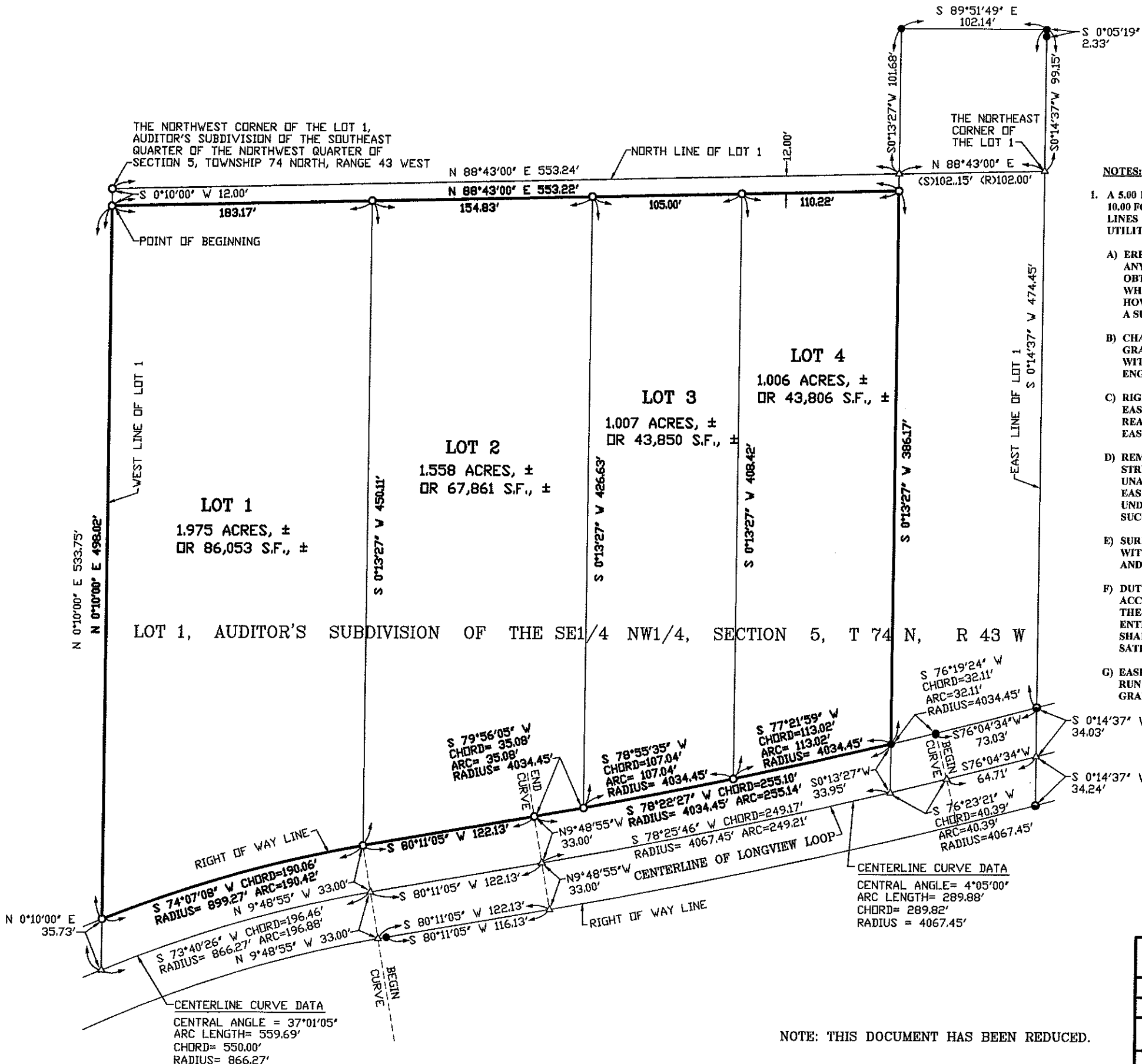
SCALE: 1" = 50'

50' 25' 0 50' 100'



NOTES:

1. A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE LOT LINES AND A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES:
 - A) ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
 - B) CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD.
 - C) RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
 - D) REMOVAL AND REPLACEMENT: WITH THE EXCEPTION OF EXISTING STRUCTURES, THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
 - E) SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
 - F) DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANTOR AND TO GRANTOR'S SATISFACTION.
 - G) EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.



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